



## ASSESSOR OFFICE

APPEAL #2024-0247

2024 REAL PROPERTY APPEAL PACKET

BOARD OF EQUALIZATION July 25, 2024

Appellant: James and Christine King

Location: 1800 Branta Rd.

Parcel No.: 5B1401030020

Property Type: Single Family Residence

**Appellant's basis for appeal:** The property value should be adjusted to show the impact of the proposed second crossing to Douglas. The current property has a high value because it is considered view and waterfront property. The current study appears to propose a new high volume road directly over the top of the property and house. If the proposal were adjusted to save the house it would lose the value of the view and waterfront access. Living in the house with a busy road on two sides would significantly change the view and increase highway noise. In addition, Sunny Drive which feels like a neighborhood street would turn into a busy thoroughfare. Though the proposal is only a study at this point it significantly affects anyone who would consider buying the property today knowing what could happen in the future. While the proposal is on the table this property does not have as high of value and should be reduced to remove the view and waterfront values.

Appellant's Estimate of Value	Original Assessed Value	Recommended Value
Site:	Site: \$124,700	Site: \$124,700
Buildings:	Buildings: <u>\$470,000</u>	Buildings: <u>\$462,800</u>
Total: Did Not Provide	Total: \$594,700	Total: \$589,500

Subject Photo



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## Overview

The subject is a 2 story, 2,852 square foot average quality single family residence. The residence is located on a 13,906-sf lot at 1800 Branta Rd within the Lemon Creek neighborhood. The original structure was built in 1967 according to CBJ records and appears to have had adequate maintenance and updates. During this review, a site visit resulted in the removal of 46 sq ft deck additionally the siding type was changed from metal to vinyl which resulted in a change to value for the 2024 assessment. The subject resides in a typical neighborhood lot with an above average location adjustment.

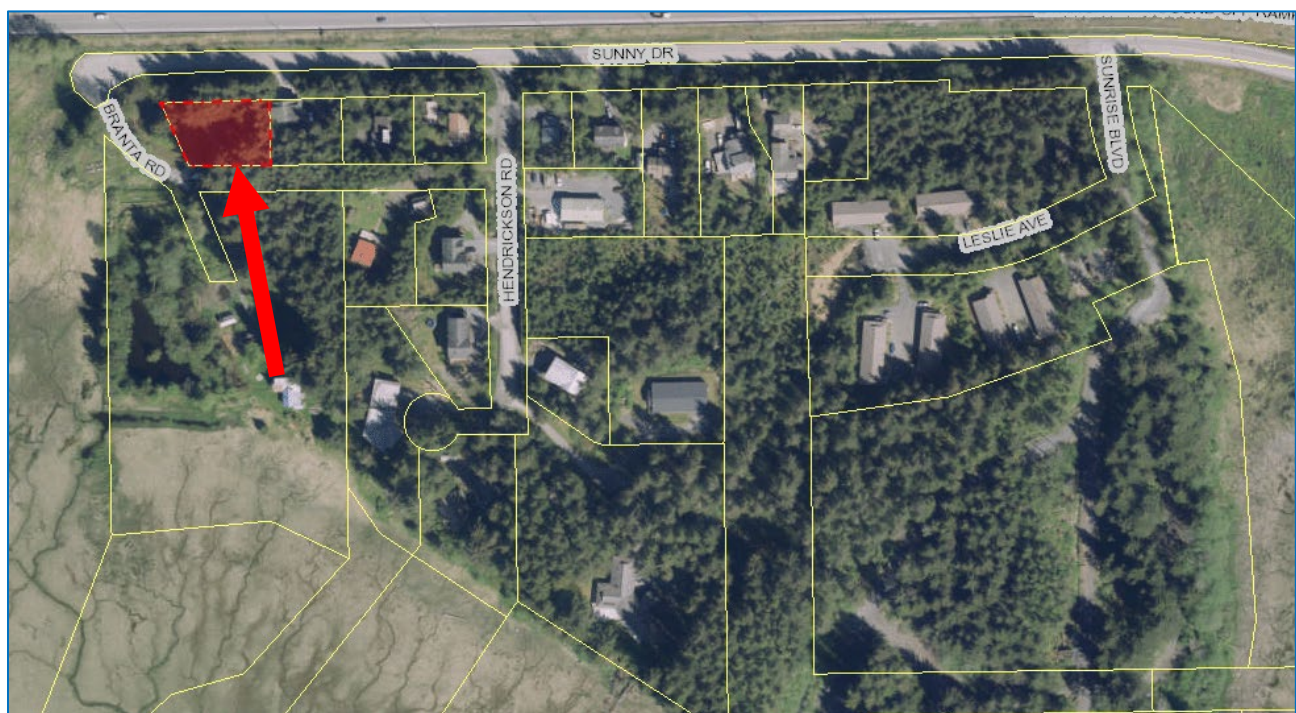
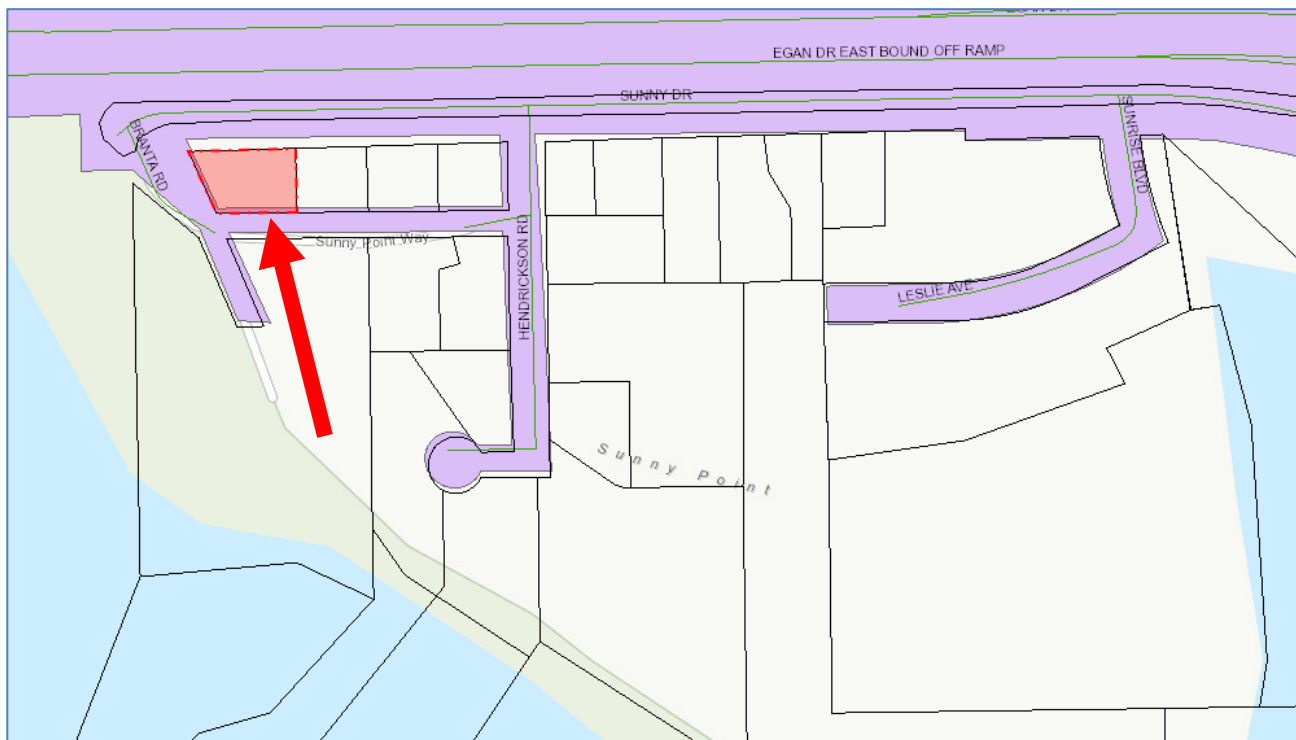
### Subject Characteristics:

- Land
  - 13,906-sf lot
  - Above Average Location adjustment
- Building
  - Average Quality
  - Average Condition
  - 2,852 SF GLA total

## Photos



## Area Map & Aerial

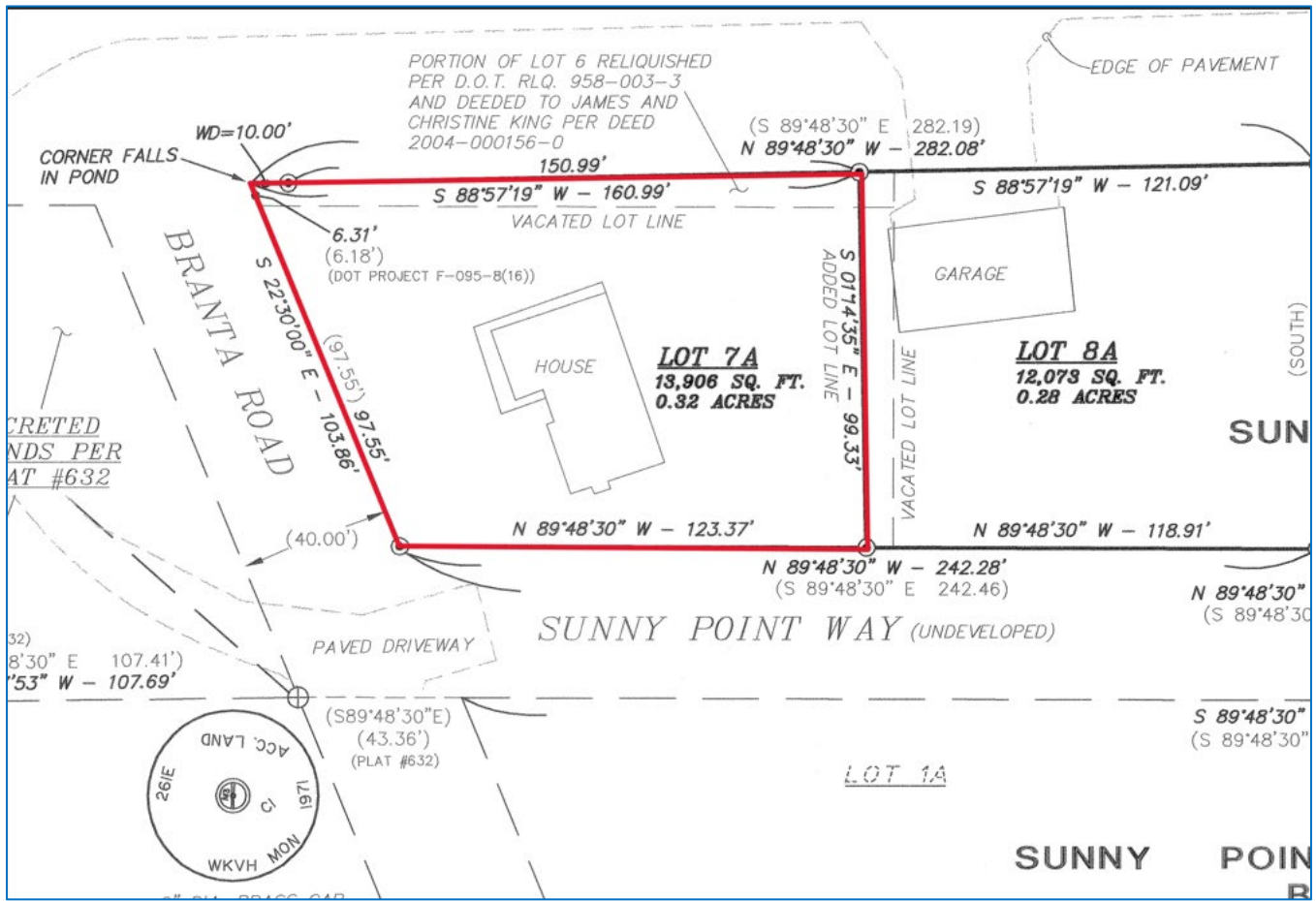


## Land Valuation

Land values are developed on a neighborhood basis. The land is examined to understand the typical land characteristics within the neighborhood. These characteristics include size, slope, view, water frontage, significant wetlands and other factors which are used to develop a neighborhood land valuation model. This model is tested and refined in consideration of sales of vacant and developed parcels. The resulting model is then applied to all land in the neighborhood to establish assessed site values. The subject parcel's base rate value of \$124,700 is in equity with Lemon Creek residential lots that are of similar square footage. The subject parcel is characteristically above average for its neighborhood due to location.

### Land Characteristics:

- 13,906 sf lot
- Above Average Location adjustments



**Land base rate valuation –Lemon Creek– Lot size 13,500 to 14,000**

AreaSF	AreaAC	PCN	Base.Value	BaseRate/SF	BaseRate/AC
13,504	0.31	5B1201100030	102,360	7.58	330,185
13,504	0.31	5B1201100040	102,360	7.58	330,185
13,504	0.31	5B1301020110	102,360	7.58	330,185
13,524	0.31	5B1301100010	135,240	10.00	435,600
13,540	0.31	5B1201220070	102,498	7.57	329,749
13,547	0.31	5B1201180010	102,415	7.56	329,314
13,550	0.31	5B1201260040	0	0.00	0
13,666	0.31	5B1301020060	102,632	7.51	327,136
13,794	0.32	5B1201150010	102,903	7.46	324,958
13,906	0.32	5B1401030020	103,043	7.41	322,780
13,927	0.32	5B1201150020	103,060	7.40	322,344
13,927	0.32	5B1201150030	103,060	7.40	322,344

**Land adjustments – Subject and Neighbors:**

PCN	AreaAC	AreaSF	LOC	SIZE	TOP	ACC	WET	VIEV	WTF	SHA	Base.Value	SiteAdj.Fctr	Site.Value	EffRate.SF
5B1401030020	0.32	13,906	110	100	100	100	100	100	100	100	103,043	1.10	124,700	8.97
5B1401030040	0.26	11,499	110	100	100	100	100	100	100	100	98,661	1.10	119,400	10.38
5B1401030050	0.26	11,456	110	100	100	100	100	100	100	100	98,636	1.10	119,300	10.41
5B1401030060	0.49	21,338	110	100	100	100	100	100	100	100	113,732	1.10	137,600	6.45
5B1401030070	0.43	18,806	110	100	100	100	100	100	100	100	110,579	1.10	133,800	7.11
5B1401030080	0.38	16,552	110	100	100	100	100	100	100	100	107,257	1.10	129,800	7.84
5B1401030092	0.85	37,194	110	100	100	100	100	110	100	100	129,435	1.21	172,300	4.63
5B1401030102	0.82	35,645	110	100	100	100	100	110	100	100	127,966	1.21	170,300	4.78
5B1401030012	4.40	191,664	120	100	100	100	85	110	100	100	258,742	1.12	297,300	1.55

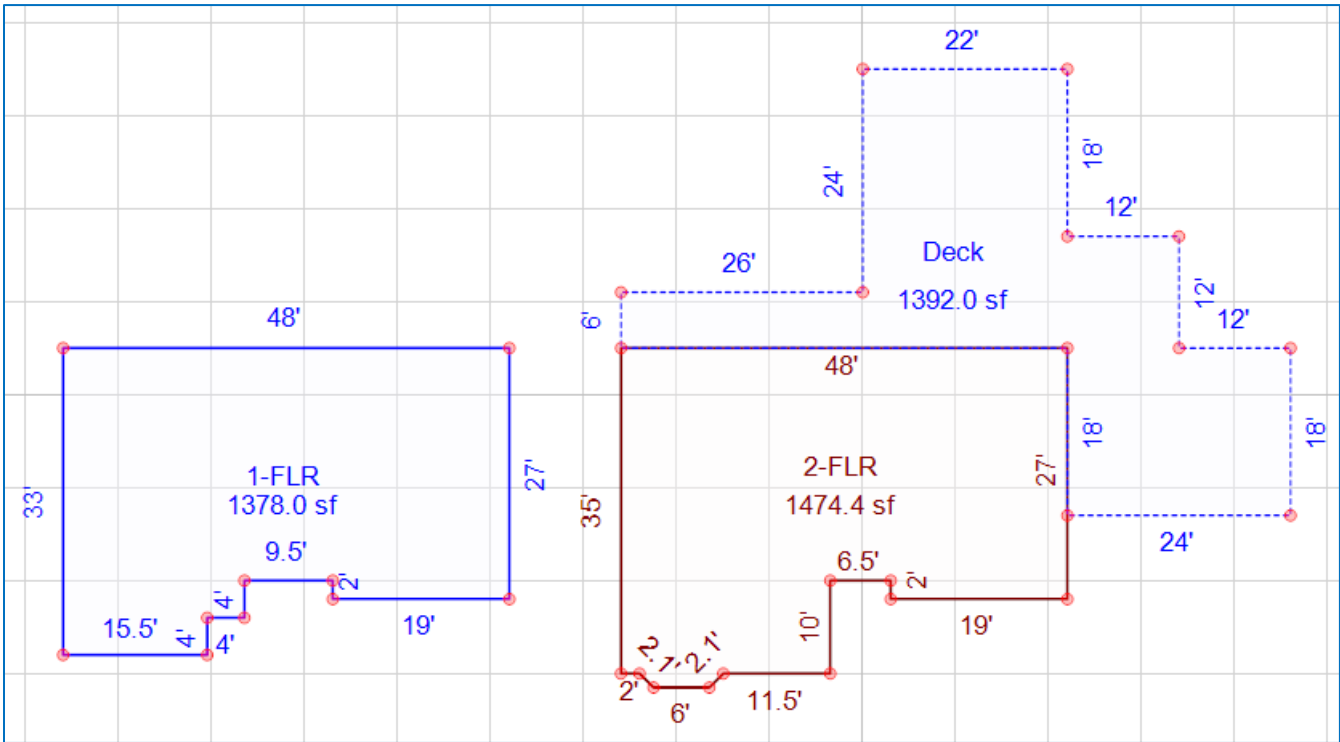
# Building Valuation

Buildings are valued using the cost approach to value by: (1) calculating the current cost to reproduce or replace improvements such as buildings and (2) subtracting out physical, functional, or economic depreciation evident in the structures. This provides a uniform basis for the valuation of all buildings within the Borough.

For any given parcel, the buildings are valued by the cost approach and the land value is determined by the neighborhood model. These two values are combined to produce a total basis value for the parcel. This combined value is then adjusted to market value by application of neighborhood adjustments developed by analysis of neighborhood sales. This sales analysis is done each year to establish assessed values. During this review, a site visit resulted in the removal of 46 sq ft deck additionally the siding type was changed from metal to vinyl which resulted in a change to value for the 2024 assessment.

- Building Characteristics:
  - Average Quality
  - Average Condition
  - 2,852 SF GLA

## Sketch of Improvements:



Area Code	Base Area	Actual Area	Heated Area	Heated Percentage	Living Area	Effective Area	Perimeter
Main Living Area	1378	1378	1378		1378	1378	166
2nd Level	1474	1474	1474		1474	1474	171
Wood Deck	1392	1392	0		0	1392	240

# Cost Report

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## Cost Report - Residential

7869		Record	1
Parcel Code Number	5B1401030020	Building Type	R- Single-family Residence
Owner Name	KING JAMES	Quality	3
Parcel Address	1800 BRANTA RD	Construction	Stud Frame
Effective Year Built	2006	Total Livable	2852
Year Built	1967	Style	Two Story

Improvement	Description	Quantity	Unit Cost	Percent	+/-	Total
Base						
Exterior	Frame, Siding, Vinyl		90.00	100%		
Roof	Composition Shingle		1.65	100%		
Heating	Baseboard, Hot Water		2.64	100%		
Adjusted Base Cost		2,852	94.29			268,915
Exterior Improvement(s)						
Porch	Wood Deck (SF)	1,392	15.00			20,880
<b>Total</b>						<b>20,880</b>
Additional Feature(s)						
Feature	Fixture	13				23,400
<b>Total</b>						<b>23,400</b>
<b>Sub Total</b>						<b>313,195</b>
Condition	Average					
Local Multiplier				1.22	[X]	382,098
Current Multiplier				1.14	[X]	435,592
Quality Adjustment					[X]	435,592
Neighborhood Multiplier					[X]	435,592
Depreciation - Physical			1.00 [X]	17.00	[-]	74,051
Depreciation - Functional					[-]	0
Depreciation - Economic					[-]	0
Percent Complete				100.00	[-]	361,541
Cost to Cure						
Neighborhood Adjustment				128	[X]	101,231
<b>Replacement Cost less Depreciation</b>						<b>462,772</b>

<b>Miscellaneous Improvements</b>						
Solid Fuel Heater					[+]	2,000
<b>Total Miscellaneous Improvements</b>						<b>2,000</b>
<b>Total Improvement Value</b>				<b>[Rounded]</b>		<b>\$464,800</b>

## Assessment History

### City and Borough of Juneau Assessment History Report

5B1401030020  
JAMES KING  
1800 BRANTA RD  
SUNNY POINT BL 1 LT 7A

<u>YEAR_ID</u>	<u>LAND_VALUE</u>	<u>MISC_VALUE</u>	<u>BLDG_VALUE</u>	<u>CAMA_VALUE</u>
2024	\$124,700.00	\$2,000.00	\$468,000.00	\$594,700.00
2023	\$124,700.00	\$2,000.00	\$464,400.00	\$591,100.00
2022	\$121,300.00	\$2,000.00	\$402,700.00	\$526,000.00
2021	\$121,300.00	\$2,000.00	\$338,700.00	\$462,000.00
2020	\$119,800.00	\$2,000.00	\$342,600.00	\$464,400.00
2019	\$119,800.00	\$2,000.00	\$329,200.00	\$451,000.00
2018	\$137,000.00	\$2,000.00	\$324,900.00	\$463,900.00
2017	\$138,300.00	\$2,000.00	\$322,000.00	\$462,300.00
2016	\$125,700.00	\$2,000.00	\$322,800.00	\$450,500.00
2015	\$111,244.00		\$308,966.00	\$420,210.00
2014	\$109,600.00		\$304,400.00	\$414,000.00
2013	\$103,400.00		\$287,200.00	\$390,600.00
2012	\$90,000.00	\$18,500.00	\$293,300.00	\$401,800.00
2011	\$90,000.00	\$18,500.00	\$275,800.00	\$384,300.00
2010	\$140,000.00	\$0.00	\$275,800.00	\$415,800.00
2009	\$140,000.00	\$0.00	\$275,800.00	\$415,800.00
2008	\$140,000.00	\$0.00	\$284,300.00	\$424,300.00
2007	\$140,000.00	\$0.00	\$284,300.00	\$424,300.00
2006	\$140,000.00	\$0.00	\$284,300.00	\$424,300.00
2005	\$120,000.00	\$0.00	\$236,900.00	\$356,900.00
2004	\$100,000.00	\$0.00	\$218,500.00	\$318,500.00
2003	\$90,000.00	\$0.00	\$266,800.00	\$356,800.00
2002	\$90,000.00	\$0.00	\$260,300.00	\$350,300.00
2001	\$110,000.00	\$0.00	\$255,300.00	\$365,300.00

## Summary

As a result of this petition for review **a change was made due to the removal of the front wood deck**. The land and buildings are valued using the same methods and standards as all other properties across the borough.

The appellant states that the proposed Douglas Crossing Study should be factored into the valuation resulting in a lower value because the property could potentially be affected. Assessed values are estimates of full market value as of January 1, 2024, established through the study of past sales. Potential future changes, especially those not finalized, are not considered in the analysis.

The appellant states that “value is excessive”. State statute requires the Assessor to value property at “full and true value”. According to appraisal standards and practices set by the Alaska Association of Assessing Officers, the State of Alaska Office of the State Assessor, and the International Association of Assessing Officers, correct procedures of assessment were followed for the subject. These standards and practices include consideration of any market value increase or decrease as determined by analysis of sales. Values have risen in Juneau; the current valuation of the subject reflects this increase.

The Assessor Office proposes **a change** to the appellant’s 2024 Assessment to the amount of \$589,500.